



Connells

West End Road
Southampton



Property Description

Within the immediate area are a variety of schools and shops to cater for all your family needs. The village of West End is located nearby and is home to Hampshire County Cricket which hosts county and international matches as well as open music festivals. The village of Hedge End lays just beyond and there is a large retail park with many high street brand outlets.

Modern Living

With many working from home, there is scope to create office space by either converting a portion of the garage or introducing a cabin to the rear garden.

Viewings

We invite all our viewers to park on the driveway and one of our representatives will show you around.

Approach

The paved driveway sweeps to the covered porch

Entrance Reception

13' 6" max including stairs x 13' (4.11m max including stairs x 3.96m)
This grand and spacious entrance hall showcases the ornate balustrade of the staircase complements the overall character of the property. There is a large under stairs cupboard giving extra storage.

Cloakroom

Fitted with a modern white suite and essential for modern family living with wood flooring.

Lounge/diner

20' 3" max x 18' 4" (6.17m max x 5.59m)

Like all the rooms, there is a light bright feel to the room. The light comes from Georgian style double glazed window with wooden shutters to the front and double glazed patio doors that lead to the conservatory. The feature highlight of this room is the curved wall which accommodates the fire place with a gas fire inset.

Conservatory

15' 9" x 13' 5" (4.80m x 4.09m)

Leading off from the living area, this welcome addition brings the garden into the home and gives further elegance and provides a relaxing space.

Kitchen/ Breakfast Room

13' 4" x 11' (4.06m x 3.35m)

Fitted to a very high standard of base and wall mounted cupboards there is a feeling of luxury and elegance. The marble worktops have a scalloped edge and there is a recess for a range style dual fuel double oven/cooker with an extractor hood built over. Integrated appliances include a dishwasher microwave and fridge. Large walk in pantry leads off the kitchen

Galleried Landing

The landing is just as impressive as the entrance with its impressive picture window with wooden shutters to the front aspect. There is also a large airing cupboard.

Bedroom 1

18' 4" x 11' (5.59m x 3.35m)

Like all the rooms there is a very spacious feel. The Georgian style double glazed window enjoys views of the well-kept gardens.

Bedroom 2

13' 5" x 11' (4.09m x 3.35m)

As with the main bedroom, there is a large Georgian style double glazed window enjoying views of the rear garden

Bedroom 3

10' 6" x 9' 1" (3.20m x 2.77m)

A double bedroom with a Georgian style double glazed window to the front aspect.

Family Bathroom

11' x 10' (3.35m x 3.05m)

Our clients have given a lot of thought to every room and the bathroom is no exception. Underfloor heating is a modern feature. The free standing Slipper bath has "stand pipe" taps. A wall mounted vanity unit with wash hand basin and close coupled WC. A double step in shower which is remotely controlled.

Garage

A substantial parking area with power and light.

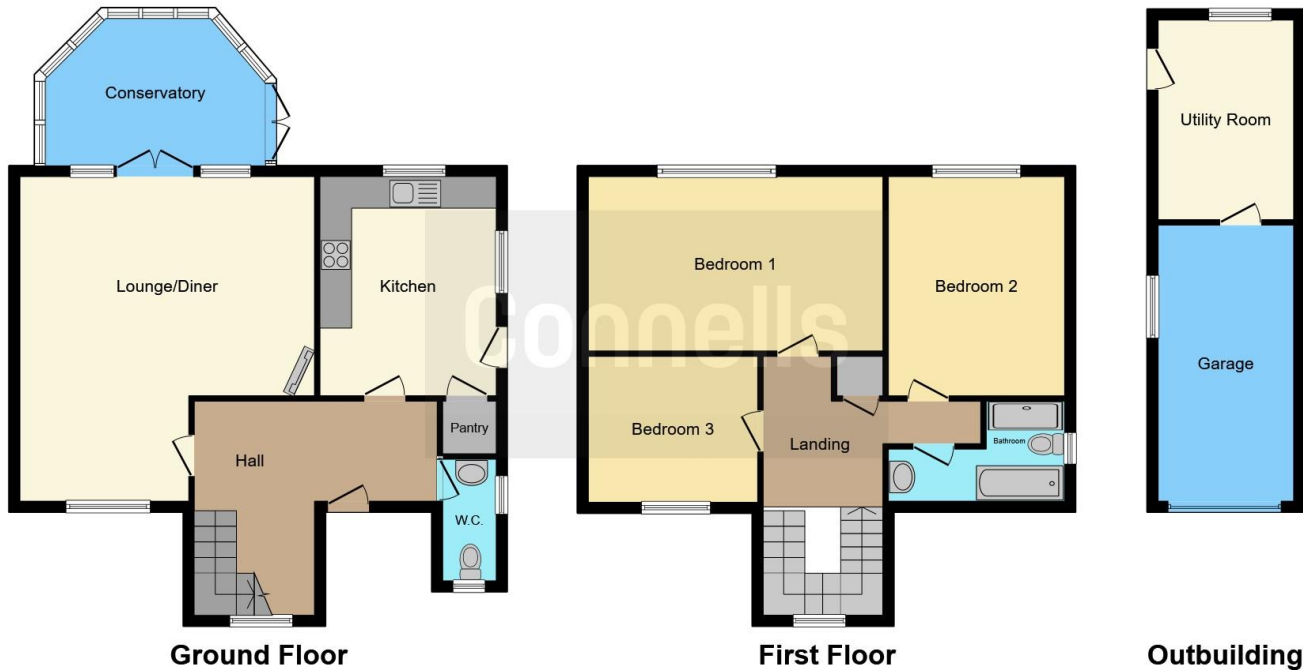
Utilities/ Workshop

With power and light and fitted with units ideal for storage. Plumbing for a washing machine and space for a vented tumble dryer.

Rear Garden

Carefully landscaped to include a patio area, summer house, lawns and flower beds. Mature hedgerows. A substantial timber shed ideal for gardening equipment.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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